

January 29, 2018

Hon. Jen Terrasa, Chair  
and Members of the Howard County Zoning Board  
3430 Court House Drive  
Ellicott City, Maryland 21043

Re: Long Reach Village Center - Preliminary Development Plan  
Amendment - Justification Statement

Dear Ms. Terrasa and Members of the Zoning Board:

On behalf of Co-Petitioners identified on the attached (collectively, "Petitioner"), we are pleased to submit this petition ("Petition") for Major Village Center Redevelopment for the Long Reach Village Center. A complete petition for amendment of the Preliminary Development Plan is filed with this Petition.

Overview, Planning Assumptions, and Objectives

The subject properties are shown on the attached materials and include existing improvements chiefly comprised of vacant and poorly maintained retail space (collectively "Property"). A portion of the Property was purchased by Howard County in 2014-2015 pursuant to its urban renewal authority and was the subject of a Request for Proposals with conceptual redevelopment plans in 2016. Petitioner responded and was selected as the preferred development team and development proposal. The County Council approved Council Resolutions 98-2017 and 99-2017, approving Petitioner's development concept as the Urban Renewal Project for the Long Reach Village Center. The Council also authorized the sale of the Property, and on September 11, 2017, the County and Petitioner entered into a Purchase and Sale Agreement.

The Petition proposes mixed-use development, including demolition of approximately 107,000 existing square feet and construction of new commercial, residential and community spaces. In concept, Petitioner anticipates the development will include: (i) up to 37,500 square feet of retail uses, including a new day care facility (approximately 3,900 square feet); (ii) up to 20,000 square feet of incubator space; (iii) a vertical garden comprised of up to 6,500 square feet; (iv) up to 110 age-restricted multifamily dwelling units; (v) up to 132 market-rate multifamily dwelling units; (vi) up to 73 single family attached dwelling units; (vii) up to 17,500 square feet of office uses, which may include medical offices; and (viii) up to 17,500 square feet of civic or community uses. The final square footage and mix of uses will be identified on the Site Development Plan.

The principal objective is for the redevelopment to be the catalyst for revitalizing other property in the neighborhood and the surrounding area through the creation of a vibrant and sustainable mixed-use village center. The redevelopment will replace vacant space with new, high quality commercial, residential and civic improvements and foci for community activity. Once redeveloped, the Center will help serve the daily needs of area residents and businesses, provide new and attractive community gathering places, and address the overall blighted conditions that led to the urban renewal designation.

Subject to the development review and approval process and permitting, Petitioner anticipates beginning development work in late 2019-early 2020.

Presubmission Requirements

Petitioners complied with all presubmission requirements in accordance with Sections 125.0.J.2 and 3 of the Zoning Regulations. Prior to filing, Petitioner provided the Long Reach Community Association Board of Directors and the Department of Planning and Zoning ("DPZ") with the Notice of Intent to Develop. Thereafter, Petitioner held a Village Center Concept Planning Workshop on November 6, 2017. Petitioner then held two presubmission community meetings, one on December 7, 2017 and one on January 24, 2018. Minutes of all meetings are enclosed. Notices were provided in accordance with Section 16.128.

Enclosed is a certification that meeting notices were sent and minutes, including answers to questions not answered at the meeting, if any, were provided within 30 days of the meeting to meeting attendees and interested persons who did not attend the meeting. Attendees' contact information is also enclosed, along with the contact information of interested persons not attending the meeting.

In accordance with Section 125.0.J.3.a, the Design Advisory Panel reviewed Petitioner's materials at its meeting on December 13, 2017. A summary of the meeting and Petitioner's response are enclosed.

PDP Submission Documents

The following materials are submitted in accordance with Section 125.0.J.4 of the Zoning Regulations:

- (1) The Information set forth in Howard County Zoning Regulations Sections 125.0.B.1.a, b and c and 125.0.B.2, namely;
  - a. The exact name and address of the petitioner and a reference to the liber and folio of the Land Records of Howard County at which the deed

conveying the property in question to the petitioner is recorded. If the petitioner is not the legal as well as beneficial owner of the property, the petition shall:

- (1) So state;
- (2) List the exact name and address of the legal title holder and give a reference to the liber and folio of the Land Records of Howard County at which the deed conveying the property to the legal title holder is recorded, and
- (3) Contain a written assent to the petition signed by the legal title holder.

*The property that is the subject of the PDP amendment Petition is owned by Howard County, Maryland per Deeds recorded in the Howard County Land Records in Liber 16036 at Folio 227 and Liber 15841 at Folio 184 and other owners as reflected on the attached written assents and plats.*

- b. A metes and bounds description of the property covered by the petition and a survey thereof demonstrating that the same meets the requirements of Section 125.0.A.3.

*A copy each of the applicable recorded subdivision plats and the currently recorded Final Development Plans are enclosed.*

- c. A Preliminary Development Plan of the property covered by the petition. As used in this Section the term "Preliminary Development Plan" shall mean a generalized drawing or series of drawings of the proposed New Town, with appropriate text materials, setting forth:

- (1) The major planning assumptions and objectives, including the projected population, the planned development schedule, the method of assuring that all open space uses will be permanently maintained and devoted to open space uses, the proposed public transit system routes and method of operation, and the facilities for the proposed cultural activities of the New Town;
- (2) The proposed general layout of major roads and highways stating projected average daily traffic flows;

- (3) A statement of the number of acres within the proposed NT District intended to be devoted to:
  - (a) Residential uses, broken down into the number of acres to be used for each of the following specific residential uses:
    - Single-family-low density areas;
    - Single-family—medium density areas;
    - Apartment areas;
  - (b) Employment uses (i.e. any use involving the employment of individuals, including office buildings, private schools, hospitals, institutions, commercial undertakings, industrial enterprises, and all other forms of business, professional or industrial operations); and
  - (c) Open space uses.
- (4) The general location of the uses referred to in subparagraph (3) above, including proposed sites for recreational uses, schools, parks and other public or community uses and, to the extent the petitioner has determined locations for commercial uses at the time of the filing of the Preliminary Development Plan, including a separate designation of commercial areas;
- (5) A description of the proposed drainage, water supply, sewerage and other utility facilities including projected flows; and
- (6) A statement of the intended overall maximum density of population of the proposed NT District, expressed in terms of the average number of dwellings per acre.

*A redlined PDP plan is enclosed. Per Section 125.0.J.1.d, the mixed-use redevelopment is a*

*"Commercial" use for purposes of calculating land use percentages and is within the 2% and 10% Minimum/Maximum percentages permitted by Section 125.0.A.8.*

Copies of the applicable portions of the currently approved PDP plan are enclosed.

B.2 The Preliminary Development Plan shall indicate the location and nature of any commercial uses in relation to residential areas. All proposed and identified commercial or industrial uses shall be indicated on the drawings in areas marked "Employment Centers," defined as those areas shown on the Preliminary Development Plan which the petitioner proposes to develop for employment uses.

*The Petition proposes redevelopment of the Property as a mixed-use center, with a compatible mix of employment, residential and open space uses. A variety of residential and other uses are proposed within the limits of the Center as part of its revitalization.*

- (2) A general description of the geographic boundaries, as proposed by the petitioner, of the Village Center which is the subject matter of the petition;

*The proposed Village Center boundaries are the same as the boundaries identified for (i) the Long Reach Village Center Urban Renewal Project per Council Resolution 22-1014 and (ii) the "Plan Area" identified in the Reimagine Long Reach Village Center Plan (October 2016). The proposed Village Center is bounded by Cloudleap Court, Tamar Drive and Foreland Garth to the north and east; a small segment of Rt. 175 to the west; and by the existing apartments accessed via Cloudleap Court and the southern property line of Lot 3, Village of Long Reach, owned by the Columbia Association, Inc., to the south.*

- (3) A copy of any covenants and/or deed restrictions of record;

*Enclosed.*

- (4) A description of the Village Center including, the names of all property owners within the Village Center, the existing buildings and uses within the Village Center, and the proposed buildings and uses; and

*The Long Reach Village Center will be a revitalized, mixed-use center that will act as a community focal point and anchor for the Village of Long Reach. The revitalized Center will include a mix of uses that will serve the local community and will also contain features to make it a destination within Columbia and Howard County.*

*Existing uses within the Village Center include the Columbia Arts Center, the Columbia Association Stonehouse, Celebration Church, a gasoline filling station, former Safeway grocery store space, a deli and liquor store, and other in-line retail space.*

*In Resolution 22-2014, the County Council found the Village Center (as hereinabove defined) to constitute a blighted area, finding that its rehabilitation or redevelopment was necessary in the interest of the public health, safety and welfare of the residents of the County.*

*Current property owners within the proposed Village Center boundaries are:*

- (1) Columbia Association, Inc. – 5.85 acres*
- (2) LRVC Business Trustation – 1.39 acres*
- (3) Joon H. Nam et al. – 0.63 acres*
- (4) Howard County, Maryland – 1.7 acres*
- (5) Gulzar LLC – 1.41 acres*
- (6) Ki Sang Ko et al. – 0.47 acres*
- (7) Celebration Church, Inc. – 1.77 acres*

*The Petition does not include the property owned by Celebration Church, Inc. or Gulzar LLC.*

*This Petition proposes a mix of employment and residential uses. The targeted mix includes retail, medical offices, multifamily, townhouses, senior housing and an innovative food incubator or food hub. A day care center might also be provided.*

*At the heart of the Village Center will be a large community space anchored by an open lawn at the corner of Tamar Drive and Cloudleap Court. This Village Green will be bordered on the south and west by retail and other uses that are anticipated to include the new food hall. Additional features will include a newly created street grid with sidewalks,*

*street trees and other streetscaping, a new residential mews area, a passive open space area, and a newly designed Long Reach Plaza.*

*The Center's neglected status and blighted condition could influence the ability to attract one or more of the above-targeted uses. As a consequence, the successful revitalization of the Center will depend heavily on market forces, but also on high quality design and construction, long-term maintenance and a commitment to and by the community.*

*To successfully redevelop the Village Center, a flexible approach is needed to respond to changing market conditions. Flexibility will increase the likelihood of revitalizing the Village Center with a sustainable mix of uses best positioned for the Center's long-term success. This Petition therefore seeks an amendment to the existing PDP to incorporate the above or other employment and residential uses as permitted by the PDP. As is the case with other PDP's, the final design and specific mix of uses will be determined at the site development plan stage.*

- (5) A concept plan that sets forth an informative, conceptual and schematic representation of the proposed redevelopment in a simple, clear and legible manner that provides information including, but not limited to the general site layout, proposed building types and uses, proposed number of dwelling units, square footage for non-residential projects, parking and traffic, pedestrian/bicycle circulation, proposed Village Center Amenity Area(s), exterior lighting and public transportation opportunities, general location and size of signage, landscape concept, any significant changes to topography and surface drainage, and the general location of natural features.

*Enclosed.*

In addition, the concept plan shall also comply with the plan information requirements specified in Section 100.0.G.2.a of the Zoning Regulations, namely:

- a. The petition for a property of less than fifty acres shall include a site plan or site plans with a scale of between 1" = 10' and 1" = 50' or as approved by the Department of Planning and Zoning. The site plan(s) must include the items listed below, but may show the location of a precise building envelope (a clearly delineated area within which a building is to be entirely located but which is larger than the area covered by the building itself) in lieu of the precise location of a building; may show precise minima and maxima in lieu of fixed values; may set

forth lists of precisely described possible uses of a given space in lieu of specifying a single use, and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth.

- (1) Location, size, height, exterior materials, and character of all proposed structures and all existing structures to be retained, including relevant dimensions and distances to property lines and to structures on 'adjacent properties;
- (2) Location and dimensions of proposed parking, driveway, and loading areas;
- (3) Proposed landscaping, buffering and screening and existing landscaping to be retained;
- (4) Elevation drawings of proposed structures on appropriate cross sections of the site as viewed from adjacent properties and roads, or other prominent points of visibility in the area;
- (5) Existing and proposed topography;
- (6) Adequate details of development on surrounding properties to enable the Zoning Board to evaluate the compatibility of the proposed development as required in Subsection d.(1);
- (7) Existing historic resources and natural features, including bodies of water, water courses, 100-year floodplains, wetlands, wooded areas, and major trees, and proposed changes with respect to any of these;
- (8) Computations and dimensions of open space areas, impervious surface coverage, and other calculations as needed to demonstrate that the proposed development would be able to comply with design and zoning requirements;
- (9) Existing and proposed public utilities;
- (10) Location and approximate size of proposed storm water management facilities;
- (11) Information on the proposed use of the site including principal uses, hours of operation, and maximum number of employees; and



- (12) Other information deemed necessary by the Department of Planning and Zoning for the particular site and development proposal.

*The above information is shown/provided on the enclosed plans and Design Guidelines.*

- (6) Proposed design guidelines which will be imposed upon the Major Village Center redevelopment and Village Center;

*Enclosed.*

- (7) Comment on whether the proposed redevelopment is in harmony with the Village Center Community Plan;

*The proposed development is in harmony with the Reimagine Long Reach Plan objectives of economic sustainability, connectivity, community spaces and building and site design.*

*The development provides opportunities for existing businesses and to attract new businesses that will support the needs of Long Reach Village and greater Columbia. The targeted uses will help meet the daily needs of the neighborhood, including medical, day care and commercial convenience uses. As proposed, the inclusion of a food incubator use would also meet an unmet need for local entrepreneurs and innovation.*

*The proposed development will improve the visibility of uses within the Center by locating them closer to Tamar Drive and by enhancing access to the Columbia Association facilities. The addition of residential uses will provide an increased customer base and will help populate the Center throughout the day. This, in turn, will enhance the security of residents, employees and visitors. Attention to signage and lighting will assure the long-term success of the Center and the comfort of its patrons.*

*The proposed development will enhance connectivity by incorporating a new street grid with walkable streets, sidewalks, crosswalks, parks, and interconnected development blocks framed by high-quality building architecture. The new Village Green will be a center of community activity made accessible by new sidewalks and a shared-use pathway along Tamar Drive. Internal sidewalks will link the public spaces with the*

*new buildings and off-site pedestrian connections and will promote a walkable and accessible Village Center.*

*New community spaces will consist of the Village Green as a focus and major gathering place. The Village Green will incorporate an open lawn area, pathway connections and attractive landscaping. Additional community spaces are planned to include a new passive open space area along Foreland Garth, a landscaped mews among the residential uses, and additional plaza space. Each of these spaces will provide opportunities for community interaction and gathering. In addition, the Village Green will provide opportunities for programmed events that can serve to unite the Community.*

*The site has been designed to promote interaction among the different uses and to encourage community activities accessed via a walkable street network. By placing the Village Green adjacent to Tamar Drive, the site design will serve not only the new businesses and residents, but also the existing Long Reach community by welcoming them back to a revitalized Village Center.*

*New buildings will comply with the Howard County Green Building law and will incorporate sustainable measures, while environmental site design will be incorporated in accordance with the latest environmental regulations and requirements, including providing appropriate stormwater management devices and facilities.*

*The scale and massing of new buildings will be appropriate to their context. Buildings will front on streets to form a strong neighborhood framework emphasized by short blocks and new streetscaping consisting of sidewalks, street trees, seating opportunities, street furniture and appropriate lighting and signage. On street parking will be included for convenience and traffic calming, and structured parking will be integrated with adjacent building construction.*

*The enclosed Long Reach Village Center Design Guidelines will further inform specific development proposals at the various zoning and land development states including the FDP and SDP processes.*

- (8) A justification statement which identifies the impacts of the proposed Major Village Center Redevelopment on the nature and purpose of the Village Center

and its relation to the surrounding community. The justification statement shall demonstrate how the Village Center Redevelopment meets the following criteria:

- (a) The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District;

*The redevelopment will address a long-standing, unsustainable condition in the Center. Existing improvements will be demolished and will be replaced with a new high-density campus targeting uses including apartments, townhomes, neighborhood retail, medical offices, vertical garden, and community facilities intended to help sustain the Village Center as an economically and culturally self-sufficient community. As noted, improvements are anticipated to include a food hub that could also incorporate ancillary uses such as a commercial kitchen, co-packaging facility, job training, and programs in food service industries and the culinary arts, all centered around the new Village Green within a setting where gatherings will take place both outdoors and indoors.*

- (b) The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community;

*As conceived, the new development will replace approximately 107,000 existing square feet with up to: (i) 37,500 square feet of retail uses, including a new day care facility; (ii) 20,000 square feet of incubator space; (iii) a vertical garden comprised of up to 6,500 square feet; (iv) 110 age-restricted multifamily dwelling units; (v) 73 single family attached dwelling units; (vi) 17,500 square feet of office uses, which may include medical offices; and (vii) 17,500 square feet of civic or community uses. The anticipated mix of commercial uses will provide neighborhood-serving retail and services to the local neighborhood and the surrounding community. As such, the revitalized Village Center will serve as a conveniently located center of commercial and community activity for the Long Reach Neighborhood.*

- (c) The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication;

*The revitalized Village Center will provide a focal point for both commercial and community activity. The new Village Green will be a center of activity for the new residents and businesses in the Center and for the entire Long Reach Neighborhood. The Village Green will be anchored by a large lawn area, framed with new activating uses, including an anticipated food hall, and will be available for a variety of community programming and activity that could include such things as movie nights, craft and farmer's markets and other activities that will support and encourage community interaction.*

- (d) The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment;

*As noted, in CR 22-2014, the Council declared the existing Center blighted as demonstrated by (i) a majority of retail space being vacant; (ii) many of the buildings being poorly maintained; and (iii) on going and increasing safety concerns being expressed. The location and relative proportions of the commercial and residential uses and open spaces proposed in the Redevelopment will vastly enhance the condition of the Center and consequently the development surrounding the Center by reactivating the Center as a community resource with attractive and functional new spaces.*

- (e) The Village Center Redevelopment provides accessible useable landscaped areas such as courtyards, plazas or squares;

*As noted, the Redevelopment includes a new Village Green, landscaped residential mews, passive open space along Foreland Garth, and additional plaza space for community gathering and interaction.*

- (f) The Village Center Redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental

improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems, the planting of native vegetation; the removal of existing invasive plants, the improvement of stormwater deficiencies, and following low impact development practices;

*The redevelopment will meet or exceed the requirements of the County Green Building Law and aspires to meet the LEED Platinum standard, will incorporate energy efficient designs, and will include environmental site design, including stormwater management enhancements, in accordance with current regulations and requirements.*

- (g) The Village Center Redevelopment fosters pedestrian and bicycle access;

*To foster and encourage pedestrian and bicycle use, the redevelopment will include a new low-speed, street grid that will safely accommodate bicyclists, on-site bicycle facilities, attractive streetscaping with buildings framing the street, sidewalks crosswalks and pathways linking open space and activity areas with the new residences and commercial space, and linkages to improve access to community spaces located outside the Village Center.*

- (h) Public transit opportunities are appropriately incorporated into the Village Center Redevelopment;

*The redevelopment will incorporate transit stop(s) at appropriate locations as determined in coordination with the Office of Transportation.*

- (i) The Village Center Redevelopment is compatible with the surrounding community; and

*The enclosed Design Guidelines have been prepared with the goal of assuring a compatible relationship with the surrounding community. As noted, some existing buildings within the Center have been poorly maintained and are vacant. These will be replaced with new, attractive structures appropriate for the Village Center.*

- (j) The Village Center will continue to meet the definition of a New Town Village Center.

*The redevelopment will include a mix of uses including both commercial and residential. The redevelopment will reactivate this Village Center and will provide an opportunity for the local community to benefit from its redevelopment through vastly improved aesthetics, private investment in the community, increased activity, a mix of community-serving uses meeting the day-to-day needs of residents, and new community focal points for gathering and interaction.*

Zoning Board Review and Approval Criteria

In accordance with Section 125.0.J.5 of the Zoning Regulations, the instant Petition satisfies the criteria for approval as follows:

- (1) Whether the petition complies with the applicable general guides and standards set forth in Howard County Zoning Regulations Section 125.0.B.3, namely;
- (a) The Zoning Board shall consider the following guides and standards in reviewing the petition: the appropriateness of the location of the NT District as evidenced by the General Plan for Howard County; the effect of such District on properties in the surrounding vicinity; traffic patterns and their relation to the health, safety and general welfare of the County; the physical layout of the County; the orderly growth of the County; the availability of essential services; the most appropriate use of the land; the need for adequate open spaces for light and air; the preservation of the scenic beauty of the County; the necessity of facilitating the provision of adequate community utilities and facilities such as public transportation, firefighting equipment, water, sewerage, schools, parks and other public requirements, population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered; the proximity of large urban centers to the proposed NT District; the road building and road widening plans of the State and County, particularly for the area considered; the needs of the County as a whole and the reasonable needs of the particular area considered; the character of the land within the District and its peculiar suitability for particular uses; and such other matters relevant and pertinent to the relationship of the District to the comprehensive zoning plan of the area.

*Petitioner understands the 125.0.B.3 standards are more particularly aimed at the initial establishment of the NT District. Nevertheless, in response to each standard:*

1. The appropriateness of the location of the NT District as evidenced by the General Plan for Howard County.

*The Village Center location is consistent with the location identified on the existing PDP and the General Plan's designated location for Village Center Revitalization.*

2. The effect of such District on properties in the surrounding vicinity.

*The mix of commercial and residential land uses will help revitalize this failed center to the substantial benefit of surrounding properties and the vicinity.*

3. Traffic patterns and their relation to the health, safety and general welfare of the County.

*Existing major traffic patterns will not change in relation to the Center. A new interior street grid will help organize the redevelopment into walkable blocks and to provide multiple vehicular routes efficient and safe circulation.*

4. The physical layout of the County.

*The Redevelopment will maintain the basic structure of the existing Village Center, but will enhance all aspects of the Center in relation to its economics, aesthetics, and relationship with the surrounding community.*

5. The orderly growth of the County.

*As noted, the Village Center is designated a Columbia Village Center Revitalization area in the*

*General Plan. The Center is also located within the Columbia Growth and Revitalization Area for purposes of housing allocations to accommodate the addition of residential uses key to its revitalization.*

6. The availability of essential services.

*The availability of essential services is established and not anticipated to vary significantly. Additionally, the Redevelopment will be tested for adequate public facilities at a future development state and prior to any permitting.*

7. The most appropriate use of the land.

*The predominant use of the land as Village Center will not change, although the mix of uses and associated economic and community benefit will be substantially improved.*

8. The need for adequate open spaces for light and air.

*As noted, the Redevelopment includes significant open spaces, including the new Village Green, residential mews, passive open space along Foreland Garth, and plaza areas.*

9. The preservation of the scenic beauty of the County.

*The site is developed, but existing structures and expansive parking areas are poorly maintained. The Redevelopment will replace existing improvements with new, attractive and architecturally interesting and sustainable buildings, and will replace the large surface parking lot with the new Village Green and parking integrated with the new development.*

10. The necessity of facilitating the provision of adequate community utilities and facilities such as public



transportation, fire-fighting equipment, water, sewerage, schools, parks and other public requirements.

*As noted, essential utilities and services are already available to the site, and new open spaces, including the Village Green, and will be provided to supplement nearby park facilities. Adequate public facilities will be tested at the next development stage.*

11. The population trends throughout the County and surrounding metropolitan areas and more particularly within the area considered.

*The introduction of residential uses and the replacement of vacant space with invigorated commercial and open space community uses is a strategy frequently employed to address failing, and in this case, blighted and aged commercial centers.*

12. The proximity of large urban centers to the proposed NT District.

*The targeted mix of uses was determined, in part, by the presence of nearby larger-scale commercial and retail opportunities. The anticipated inclusion of neighborhood- retail and services will provide the community with many of its day-to-day needs while avoiding direct competition with larger, established centers.*

13. The road building and road widening plans of the State and County, particularly for the area considered.

*With the exception of a potential future connection to Rt. 175, which will require State approval, no significant road improvements are anticipated.*

14. The needs of the County as a whole and the reasonable needs of the particular area considered.

*As noted, the intent of the Redevelopment is to meet the retail and service needs of the local community which have not been met by the existing center.*

15. The character of the land within the District and its peculiar suitability for particular uses.

*The character of the land is established as a developed commercial area, albeit a failed one. The introduction of residential uses, construction of new improvements and the additional of quality open spaces will help establish the Center as a true mixed-use destination for the surrounding community.*

- (2) Whether the proposed Major Village Center Redevelopment complies with the specific definition for a New Town Village Center;

*The redeveloped Village Center is designed to be a community focal point and gathering place for the surrounding village neighborhoods by including the new Village Green, open space along Foreland Garth, and new hardscape plaza. The Village Green will contain a large, open lawn area, seating, shade trees, and flexible space that will facilitate community interaction and accommodate a range of active and passive recreation. On all sides of the Village Green street trees, walkways, and crosswalks will be incorporated to promote pedestrian activity and to connect the Village Green with the various building in the Center.*

*The new open space along Foreland Garth will consist of open space, shade trees and seating elements to encourage additional gathering and interaction.*

*The Long Reach Plaza will include hardscape elements and will serve as a visual entry point and front door to the redeveloped Village Center. Landscape elements and seating opportunities will encourage its use and enjoyment by the greater community.*

*As further noted, the Redevelopment will include neighborhood retail and services that will help fulfill the daily needs of Village residents. Although the market will determine the specific mix of uses at any given moment, the*

*intent is to include uses that will be compatible with the surrounding community and will help serve its daily needs.*

*The Redevelopment will include non-residential space that could accommodate community or institutional uses, principally located on the upper level of the proposed mixed-use building bordering the Village Green.*

- (3) Whether the petition complies with the Major Village Center Redevelopment criteria in Section 125.0.J.4.a.(8); and (see Errata at end of Section 125.0);

*As described in detail above, the Redevelopment complies in all respects with these criteria:*

- (a) The Village Center Redevelopment will foster orderly growth and promote the purposes of the Village Center in accordance with the planned character of the NT District.

*As noted above, the Village Center is designated a Columbia Village Center Revitalization area in the General Plan. The Center is also located within the Columbia Growth and Revitalization Area for purposes of housing allocations to accommodate the addition of residential uses key to any revitalization. The Redevelopment will promote the purposes of the Village Center by replacing vacant and poorly maintained spaces with new, high-quality spaces and uses designed and intended to fulfill the daily needs and services of residents and by acting as a community focal point and gathering place.*

- (b) The amount of commercial business floor area contained in the Village Center Redevelopment is appropriate to provide retail and commercial service to the village as a location for convenient, diverse commercial business uses which serve the local neighborhoods of the village and surrounding local community.

*As previously noted, the amount of commercial space is intended to provide adequate room to help meet the neighborhood retail and service needs of the community without having to compete directly with larger commercial spaces located nearby.*

- (c) The Village Center Redevelopment will foster the purpose of a Village Center as a community focal point providing good opportunities for community interaction and communication.

*As noted, the Redevelopment includes significant open spaces intended to promote community interaction. These include the new Village Green, the open space along Foreland Garth and the Long Reach Plaza.*

- (d) The location and the relative proportions of the permitted uses for commercial businesses, dwellings, and open space uses, and the project design will enhance the existing development surrounding the Village Center Redevelopment.

*Existing development surrounding the Village Center is underserved and negatively impacted by the Center's blighted condition. To counteract these effects, the Redevelopment includes residential and commercial uses and new open spaces in proportion and scale appropriate to the Village Center context. The Redevelopment will eliminate blight and will enhance existing surrounding development, both in terms of the local services available to the community and in its appearance and sustainability.*

- (e) The Village Center Redevelopment provides accessible usable landscaped areas such as courtyards, plazas or squares.

*As noted, the Redevelopment includes the new Village Green, new passive open space along Foreland Garth, and the Long Reach Plaza area, each of which will be appropriately landscaped and accessible to the greater community.*

- (f) The Village Center redevelopment is compliant with all applicable environmental policies and requirements, and provides new environmental improvements to the redevelopment area through the use of methods such as, but not limited to, green building standards, water conservation, natural drainage systems the planting of native vegetation, the removal of existing invasive

plants, the improvement of stormwater management deficiencies, and following low impact development practices.

*The Redevelopment will meet all environmental requirements, including the requirements of the County's Green Building Law. The redevelopment will also incorporate environmental site design which could include such design treatments as micro bio-retention, permeable pavement or other elements intended to improve the environmental characteristics of the site.*

- (g) The Village Center Redevelopment fosters pedestrian and bicycle access.

*As noted, a new grid of complete streets will be incorporated throughout the Redevelopment. New sidewalks and crosswalks will facilitate pedestrian activity and a new multiuse path along Tamar Drive will facilitate bicycle access. Bike racks will be sited at strategic locations and all streets will be designed to slow automobile traffic to safely accommodate on-street bicyclists.*

- (h) Public transit opportunities are appropriately incorporated in the Village Center Redevelopment.

*Appropriate locations for transit stops within the Redeveloped area will be identified in coordination with the County.*

- (i) The Village Center is compatible with the surrounding community.

*The scale and design of the Redeveloped Village Center will be compatible in scale and massing with the surrounding community as appropriate for a mixed-use village center and community focal point. The intended commercial, service and open space uses will serve the community's daily needs and will be designed to enhance the appearance of the Center and to foster a sense of increased pride in the community.*

- (j) The Village Center will continue to meet the definition of a New Town Village Center.

*As detailed above, the Redeveloped Village Center will continue to meet this definition.*

- (4) Regardless of the Zoning Board's findings on Subsections 5.a. (1) through (3) above, whether the petitioner's property is within the appropriate boundaries of the New Town Village Center;

*The property that is the subject of this Petition is located within the general boundary of the Village Center as described in the 2012 Village Center Master Plan and the specific 2016 Reimagine Long Reach Village Center Plan area. Its location is appropriate for continued designation within the Long Reach Village Center.*

- (5) The Petitioner shall be granted only if the Zoning board finds that the Petition complies with the Zoning Regulations and that the amendment to the PDP shall be permitted at the proposed site.

*As demonstrated above, the Petition complies with all applicable regulations and requirements.*

Thank you for the opportunity to submit this Petition for Major Village Center Redevelopment. We look forward to presenting the Petition to the Zoning Board at the earliest possible date.

SHULMAN  
ROGERS

GANDAL  
PORDY  
ECKER

Hon. Jen Terrasa, Chair  
Members of the Howard County Zoning Board  
January 29, 2018  
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Sincerely,

SHULMAN, ROGERS, GANDAL,  
PORDY & ECKER, P.A.

By: 

Todd D. Brown

Enclosure  
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cc: Earl Armiger  
Scott Armiger  
Robert DeSantis

**List of Enclosures Referenced in Transmittal/Justification Statement**

1. Presubmission Workshop Packet
2. Presubmission Community Meeting No. 1 Packet
3. Presubmission Community Meeting No. 2 Packet
4. Design Advisory Panel Packet
5. Description of the Property
6. Preliminary Development Plan (relevant portions)
7. Applicable Copies of Covenants/Deed Restrictions
8. Concept Plan
9. Design Guidelines
10. Traffic Statement